

TRANSFER
TAX
PAID

33-86

WARRANTY DEED

Jacqueline I. Kellenberger and Tammie Cote-Vigue of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to Tammie Cote-Vigue and Richard Vigue of Waterville, County of Kennebec and State of Maine, As joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the northerly side of (Lower) Water Street, in the City of Waterville, County of Kennebec, State of Maine bounded and described as follows.

Beginning at a point on the northerly side of Lower Water Street at the southwesterly corner of land now or formerly of Jacqueline I. Cote and Charles H. Kellenberger as recorded in the Kennebec County Registry of Deeds in Book 5509 Page 213. Said point also being the southeasterly corner of land now or formerly of Timothy A. Cote as recorded in said Registry in Book 2723 Page 141. Thence by the following courses and distances:

1. N 10° 35' 05" E along the easterly line of land of said Cote a distance of One Hundred Nine and 17/100ths (109.17) feet to an iron pin found.
2. N 62° 26' 12" W along the northerly line of land of said Cote a distance of Forty-nine and 21/100ths (49.21) feet to an iron pin found and the southeasterly line of land now or formerly of Daniel G. and Pamela A. Casavant as recorded in said Registry in Book 3318 Page 57.
3. N 28° 57' 12" E along the southeasterly line of land of said Casavant a distance of Forty-five and 25/100ths (45.25) feet to a granite monument found at the westerly corner of land now or formerly of Charles R. and Mary Jane C. Poulin as recorded in said Registry in Book 1859 Page 70.
4. S 64° 06' 10" E along the southwesterly line of the land of said Poulin and the southwesterly end of Clark Street a distance of Eighty-five and 36/100ths (85.36) feet to a granite monument found at the southerly corner of Clark Street.

③ Cash Mortgage

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5. S 13° 31' 55" E a distance of Fifty-five and 59/100ths (55.59) feet to an iron pin set.
6. S 62° 46' 00" E a distance of Forty-three and 94/100ths (43.94) feet to an iron pin set.
7. S 03° 27' 43" E a distance of Fifty-three and 27/100ths (53.27) feet to an iron pin set and the northerly side of Lower Water Street.
8. S 80° 41' 33" W along the northerly side of Lower Water Street a distance of Sixteen and 18/100ths (16.18) feet to a point.
9. S 89° 27' 56" W along the northerly side of Lower Water Street a distance of Ninety-five and 61/100ths (95.61) feet to an iron pin found.
10. S 86° 13' 56" W along the northerly side of Lower Water Street a distance of Eighteen and 70/100ths (18.70) feet to the point of beginning.

The above-described parcel of land containing 14,674 square feet is a portion of the property conveyed from Jacqueline I. Cote to Jacqueline I. Cote and Charles H. Kellenberger as recorded in the Kennebec County Registry of Deeds in Book 5509 Page 213 and a portion of the property conveyed from Robert and Luella Giroux to Charles H. and Jacqueline Kellenberger as recorded in said Registry in Book 7542 Page 322. Reference is made to a Boundary Survey made for Charles and Jacqueline Kellenberger by Broken Stone Land Surveyors dated 10/16/2003 and recorded in said Registry in Plan File C2003-138. All iron pins set are 5/8" rebar capped PLS #1318.

Being the same premises conveyed from Jacqueline I. Kellenberger to Jacqueline I. Kellenberger and Tammie Cote-Vigue dated January 8, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7796, Page 28.

WITNESS our hands and seals on April 9, 2004.

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[Signature]
WITNESS

Jacqueline I. Kellenberger
Jacqueline I. Kellenberger

[Signature]
WITNESS

Tammie Cote-Vigue
Tammie Cote-Vigue

THE STATE OF Maine
Kennebec, ss.

April 9, 2004

Then personally appeared the above named Jacqueline I. Kellenberger and acknowledged the foregoing instrument to be her free act and deed.



DAVID R. WHITTIER
My Commission Expires
August 30, 2007

Before me,

[Signature]
Notary Public

THE STATE OF Maine
Kennebec, ss.

May 17, 2004
~~April~~

Then personally appeared the above named Tammie Cote-Vigue and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Trishia G. Roderick
Notary Public

Received Kennebec SS.
05/24/2004 10:05AM
Pages 3 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS



TRISHIA G. RODERICK
Notary Public, Maine
My Commission Expires
September 20, 2005